

# Tierra Nueva, Phase II

San Luis Valley  
Farmworker Housing  
Corporation

Center, Colorado



[Photos: Courtesy of Faleide Architects]

# Tierra Nueva, Phase II



Community

Affordability

Sustainability



[Photos: Courtesy of USDA/Rural Development]



“....everyone - migrant or not - should feel at home where they live....”

**-Faleide Architects**



# Project Narrative



**Tierra Nueva, Phase II**, a 25-unit apartment complex, was permanently financed under the authorities of the United States Department of Agriculture, Rural Development's Farm Labor Housing Program. Its construction was funded through a partnership of Rural Development and several other governmental agencies and nonprofit groups with a special interest in providing long-term quality housing for migrant farm laborers and their families in the San Luis Valley region of southern Colorado.

[Photo: Courtesy of Faleide Architects]



It is the second of two phases of residential development efforts which commenced in 1996 with the construction of a complex of dormitories for single migrant workers. The second phase construction of the Tierra Nueva project commenced in 2002 and, along with the separate development of an adjacent Project Head Start facility, helped solidify a feeling of community and place within the overall housing complex and within the community of Center, located at the northern end of the San Luis Valley.



[Photo: Courtesy of USDA/Rural Development]

# Development Team

The primary development team for Tierra Nueva, Phase II consisted of a San Luis Valley based nonprofit organization and general contractor as well as a Denver, Colorado based architectural firm.



[Photo: Courtesy of Faleide Architects]

San Luis Valley  
Farmworker Housing Corporation  
Center, Colorado

San Luis Valley  
Farmworker Housing  
Corporation

Faleide Architects  
Denver, Colorado

FALEIDE  
ARCHITECTS

High Country Builders  
Alamosa, Colorado

High Country Builders

# Partners

The financial development team for Tierra Nueva, Phase II consisted of a consortium of governmental entities, nonprofit organizations, and private lenders.

USDA/Rural Development

Colorado Division of Housing

Colorado Housing and Finance Authority

Federal Home Loan Bank

Mercy Housing Corporation

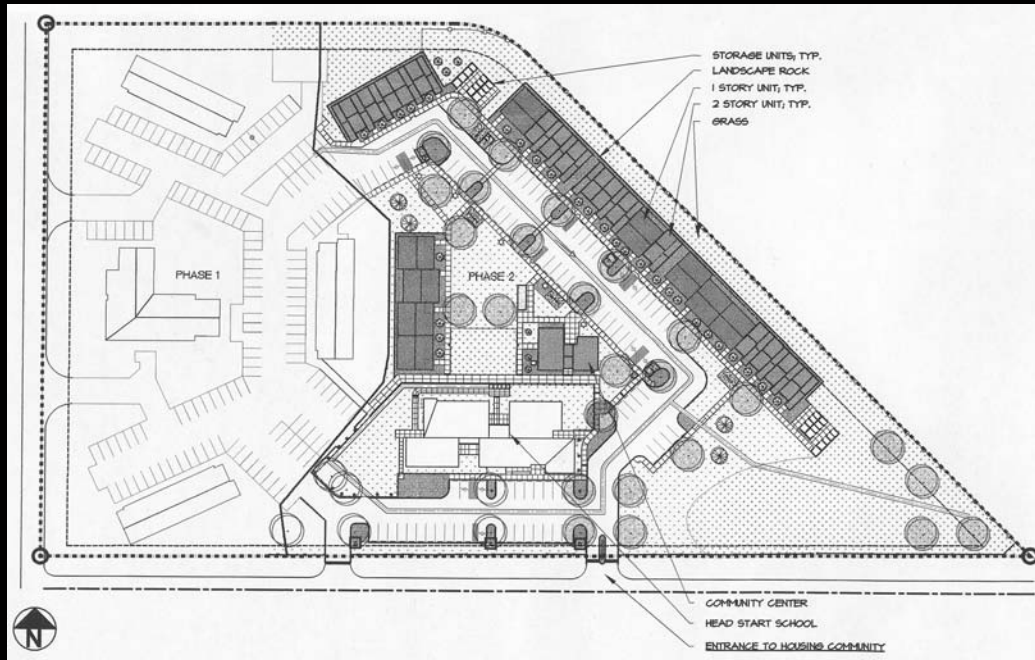
Vectra Bank



[Photo: Courtesy of Faleide Architects]

# Architectural Program

The San Luis Valley Farmworker Housing Corporation and Faleide Architects evaluated the assets of the first phase project and developed the following objectives for the subsequent Tierra Nueva, Phase II, project.



[Photo: Courtesy of Faleide Architects]

Effectively utilize the remainder of a fairly large existing land parcel

Provide distinction, yet compatibility, with the first phase project architecture

Relate architectural elements to those indigenous to the Town of Center

Provide functional separation between the solo worker housing (Phase I) and housing intended for families of migrant workers (Phase 2)

Maximize accessibility for persons with disabilities



# Architectural Design Evolution

Two architectural floor designs emerged. One was a single story, four-bedroom design.....



1,140 s.f.

9 such apartments were constructed



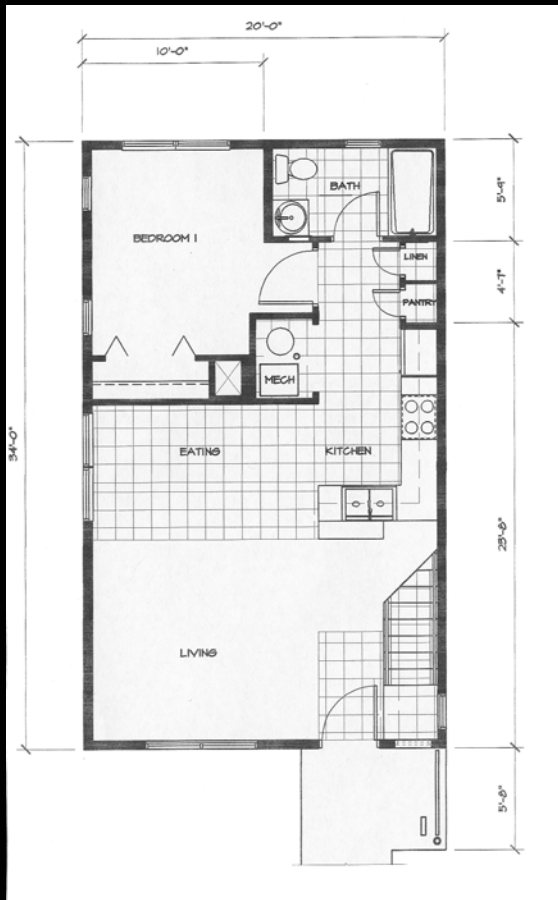
[Photos: Courtesy of Faleide Architects]



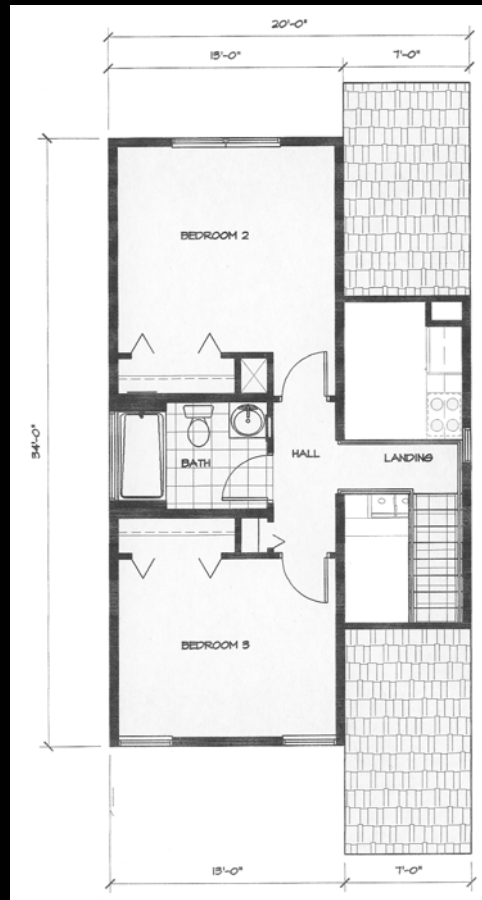
[Photos: Courtesy of Faleide Architects]



The second floor design was a two-story, three-bedroom design used in a rowhouse configuration across the site.....



Lower Level



Upper Level

982 s.f.

16 such apartments were constructed



[Photos: Courtesy of Faleide Architects]



[Photos: Courtesy of Faleide Architects]



[Photos: Courtesy of USDA/Rural Development]





# Affordable Quality

Sometimes partnerships, timing, and resources successfully conspire to create a superior product. The development of **Tierra Nueva, Phase II** seems to have been such an occasion. The synergy of architectural vision, contractor attention to detail, management knowledge, and other partner contributions yielded a durable environment brought to realization through a favorable competitive bidding procurement process.....

Conventional construction methods

Low to zero maintenance materials

Low energy consuming systems

High thermal performance design

Reduced water consuming  
landscaping materials



25 apartments + community center

26,600 s.f. of building area

**\$2,251,000 total construction cost:**

☐ \$84/s.f.

☐ \$90,000/apartment

**\$2,703,000 total development cost:**

☐ \$101/s.f.

☐ \$108,000/apartment



# Photo Gallery: Construction Phase



[Photos: Courtesy of USDA/Rural Development]



[Photos: Courtesy of USDA/Rural Development]





[Photos: Courtesy of USDA/Rural Development]



[Photo: Courtesy of USDA/Rural Development]





[Photo: Courtesy of USDA/Rural Development]



# Photo Gallery: Occupancy Phase



Community Center

[Photo: Courtesy of Faleide Architects]



[Photo: Courtesy of Faleide Architects]



[Photo: Courtesy of USDA/Rural Development]





[Photo: Courtesy of USDA/Rural Development]





[Photos: Courtesy of USDA/Rural Development]

## Windscreens



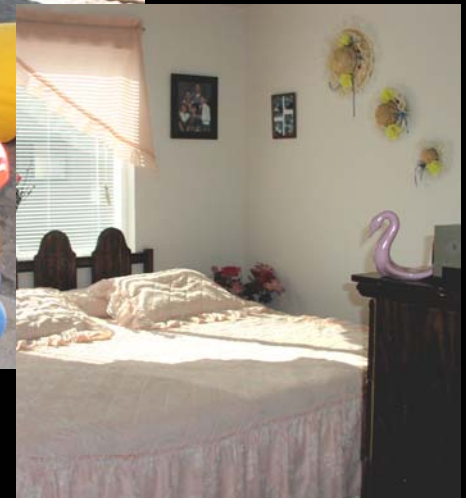
[Photos: Courtesy of Faleide Architects]



Adjacent  
Project  
Head Start  
Facility



[Photo: Courtesy of Faleide Architects]



[Photos: Courtesy of USDA/Rural Development]



[Photos: Courtesy of USDA/Rural Development]





[Photo: Courtesy of USDA/Rural Development]

# National Building Museum Exhibition

**Tierra Nueva, Phase II**, received special recognition on November 25, 2003 by being named as one of eighteen projects included in the National Building Museum's exhibition, ***Affordable Housing: Designing an American Asset*** (02/28/04 - 08/08/04).



[The National Building Museum's exhibition, "***Affordable Housing: Designing an American Asset***". Photo by F.T. Eyre.]





[The National Building Museum's exhibition, "**Affordable Housing: Designing an American Asset**". Photo by F.T. Eyre.]

Created by an act of Congress, the National Building Museum is America's premier cultural institution dedicated to exploring and celebrating architecture, design, engineering, construction, and urban planning - including curricula for school children and stimulating programs for adults.



**This presentation owes special acknowledgement to**



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